

SEPA SUBMITTAL REQUIREMENTS

Application fee of \$190 is due upon submittal.

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Site Address: Futura Road

Applicant Name: Hyperion LLC, attn: Cindy Moon & Trevor Moon

Phone: (509) 200-1606

E-mail address: c.moonbeams@gmail.com; Trevoramoon@gmail.com

Mailing Address: PO Box 49, Milton-Freewater, OR 97862

Property Owner: Cynthia Moon and Trevor Moon

Phone: (509) 200-1606

E-mail address: c.moonbeams@gmail.com; Trevoramoon@gmail.com

Mailing Address: PO Box 49, Milton-Freewater, OR 97862

Related applications (e.g. subdivision):

Required Documents:

- ☒ Completed SEPA Environmental Checklist and fees
- ☒ Site plan of the subject property
- ☒ Vicinity map
- ☐ Critical Areas Report (e.g. wetlands, streams) meeting requirements of WWMC 21.04. if required
- ☐ Trip Generation Report and/or Traffic Impact Analysis
- ☐ Preliminary Storm Report, if required
- ☒ Geotechnical Report

☒ I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of permit.
I understand that this application is not deemed filed until fees are paid.

Cynthia Moon Date: 1/27/2023
Printed Name of Property Owner or Owner's Authorized Agent

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Myra Road Mini-Storage Facility
2. Name of applicant: Hyperion LLC, attn: Cindy Moon & Trevor Moon
PO Box 49, Milton-Freewater, OR 97862
3. Address and phone number of applicant and contact person: 509-200-1606
Hyperion LLC, attn: Cindy Moon & Trevor Moon

4. Date checklist prepared: 1/25/2023
5. Agency requesting checklist: City of Walla Walla
6. Proposed timing or schedule (including phasing, if applicable): April 2023: begin Phase 1 construction. Phase 2 is budget dependent. Exact phasing limits are dependent upon construction costs.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ☒ Yes ☐ No
Phase 2 of the project, generally as shown on the site plan, is planned for the future.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Report has been completed. A Stormwater Report will be prepared.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. ☒ Yes ☐ No
Right-of-way permits for extension of access and utilities to the subject property will be required.
10. List any government approvals or permits that will be needed for your proposal, if known.
Site Plan Review Committee Approval; Building and Grading Permits are needed.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposal includes developing approximately 4.11 acres of vacant area into storage unit facilities.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Located in the SW quarter of the SW quarter of Section 19, Township 7 North, Range 36 East, Willamette Meridian, in the City of Walla Walla, WA; Parcel #360719330030, adjusted parcel 1.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: The site generally slopes from south to north, and north east to west toward the northwest corner of the property. A short ridge of about 3-4 feet in height cuts the southern piece of the property from east to west.
(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope is the described ridge at about 50%. The majority of the site has slopes of between 1%-3.5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silt and fine-grained sand overlaying gravel. See the Geotechnical Engineering Report dated 1/24/2023, prepared by PBS, for additional information.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None, to the applicant's knowledge. A Geotechnical Engineering Report has been completed.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site will seek to be graded as a balanced site. Any fill material shall be sourced from approved sources.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, most of the site area will have exposed soil during construction. Temporary Erosion and Sediment Control BMPs will help mitigate erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 90% of the site area will be impervious (drive aisles/roof tops/gravel) upon full build out.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Appropriate TESC BMPs will be implemented by the contractor to minimize erosion and sediment transport.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Short-term emissions to air from construction equipment will occur.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Appropriate emission controls will be on all construction equipment

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Mill Creek is located about 250-feet northwest of the property, at the closest point. Mill Creek flows into the Walla Walla River approximately 5.6 miles southwest of the property. There is a levy along the creek that prevents overland runoff from reaching the creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is planned within 200' of Mill Creek

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, per FEMA map, community-panel number 530194 0435B, effective date December 1, 1983.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Pervious and impervious surfaces will flow into surface and/or subsurface infiltration facilities on-site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater quality and quantity control facilities will be designed and permitted per the City's Stormwater Handbook

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be provided as required per the City's code and covenants of the North Mill Development

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Mule deer live in the vicinity of the site. No other animals have been observed onsite.

Mill Creek is home to anadromous and non-migratory fish.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- Spring Chinook*

- Dolly Varden/Bull Trout*

- Summer Steelhead*

- Bull Trout**

- Rainbow Trout*

- Steelhead**

* not threatened, not endangered, not sensitive, per Priority Habitat and Species web mapping tool.

** federal status is "threatened"; state status is N/A; not listed as "sensitive".

b. List any threatened and endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

Yes, the entire Pacific Northwest is a migration route for waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for power. Other sources of energy are unknown at this time.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Structures will be compliant with current energy code requirements.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

None known.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known at this site. Property to the west has a history of contamination and various remediation efforts.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None to the applicant's knowledge.

- 4) Describe special emergency services that might be required.

None to the applicant's knowledge.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term: construction noise to comply with City of Walla Walla noise ordinances. Long-term: Vehicle traffic associated with the storage unit.
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- 3) Proposed measures to reduce or control noise impacts, if any:

Construction will comply with the City of Walla Walla noise ordinances.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Property is currently vacant and part of the North Mill PUD.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

In the past, the site has been used for growing wheat and other agriculture.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

Not applicable.

- e. What is the current zoning classification of the site?

City of Walla Walla zoning map from July 2019 shows the area zoned as "urban planned community".

- f. What is the current comprehensive plan designation of the site?

City of Walla Walla comprehensive map from June 2019 shows the area zoned as "master planned community".

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Walla Walla County identifies the site as being on: the Walla Walla River Shallow Gravel Aquifer; a Critical Aquifer Recharge Area with "high vulnerability"; a "moderate to high" liquefaction susceptibility; a "D-E" seismic design site class; a 0<15 site slope classification; a "slight" potential soil erosion susceptibility.

- i. Approximately how many people would reside or work in the completed project?

No one would reside in the completed project. 1 to 2 people would work in the completed project.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None proposed. Project complies with current zoning.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Building heights shall comply with local height restrictions; steel siding proposed for exterior building materials.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Security lighting in evening and nighttime hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to the applicant's knowledge.

- c. What existing off-site sources of light or glare may affect your proposal?

None, to the applicant's knowledge.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Appropriate shielding shall be installed on new lights.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Washington Park, hotels, restaurants, wineries, and cycling.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A cultural resource study was completed onsite and no items of significant importance were found. A copy of the report is included as Appendix A.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A Cultural resource study was completed as part of overall site planning for this area.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Inadvertent discovery plan/direction shall be added to the civil plans.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Futura Road (running west to east) runs across the site frontage and Myra Road (running north to south) intersects Futura Road west of the site. Myra Road connects to West Pine Street (running west to east) and US-12 to the north (running west to east). Offner Road (running north to south) connects to Futura Road at the southwest corner of the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest transit stop is on West Rose Street about 0.56 miles southwest of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Around 4 parking spaces would be added to the completed project. None would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, Futura Road shall require extension across the property frontage. Futura Road is a public road.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use water, rail, or air transportation. The Blue Mountain Railroad is located 0.4 miles south of the site.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to ITE Trip Generation Manual 11th edition using ITE land use code 151 with 53,825 Square feet of storage space: the completed project would generate 78 vehicular trips per day. The AM and PM peak hour of adjacent street traffic would occur between 7 to 9 AM and 4 to 6 PM, with the development producing 5 trips during the AM peak hour and 8 trips during the PM peak hour

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity to the west; water along property frontage; sewer shall be extended to the site with the construction of Futura Road.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity - Pacific Power & Light and CREA
Natural Gas - Cascade Natural Gas
Water - City of Walla Walla
Refuse Service - Basin Disposal
Telephone - Lumen or Charter
Sanitary Sewer - City of Walla Walla

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

-
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

-
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

-
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.